

**USACE Baltimore District**  
**Sources Sought: Washington Headquarters Service/BRAC 2005 Recommendation**  
**#133**

**Questions and Answers regarding the draft proposed plan**  
**for Design-Build Construction**

**1. What are the bonding requirements for this procurement?**

The solicitation will be issued requiring Payment and Performance bonds with a penal sum of no more than \$500 million. The penal sum will be fixed and will not be revised to coincide with the actual contract value.

**2. What will be the source selection process used for this procurement?**

The procurement will follow the two-step best value trade-off process identified for negotiated procurements in FAR Part 15. Additional details on the evaluation will be provided in the RFP.

**3. When do you anticipate issuing an RFP for this project, and when do you anticipate contract award?**

The Government currently anticipates issuing the Phase 1 RFP in July 2007 and the Phase 2 RFP in January 2008, with subsequent award estimated in May 2008,

**4. Are you planning to provide extensive bridging documents, as indicated in the Sources Sought Notice?**

The Government has decided to reduce the level of design to be provided in the RFP package, due to the overwhelming response from industry to keep the proposed bridging documents to a concept design only. RFP solicitation will include program requirements, performance based specifications and a ~15% scheme design. During Phase I RFP, the Government may down select to no more than four offerors based on technical and past experience. Companies identified in Phase I will be given the opportunity to review the draft RFP package and will be invited to submit a proposal in during the Phase II RFP phase. The Phase I RFP is scheduled to be issued in July 2007.

**5. Will stipends be provided to offerors?**

The Government anticipates providing stipends to the unsuccessful offerors selected to participate in Phase II RFP phase.

**6. Will the Small Business goals for this procurement be the same as the New District's goals?**

Yes. The goals will be stated in the solicitation.

**7. Please confirm the Government will allow prime contractors to meet their Small Business (SB) contracting dollars by taking credit for the SB dollars of lower tier subs.**

The Government is currently considering giving credit to the second tier subcontractor level in some manner. However, it can not take the place of the statutory first tier requirement.

**9. Please confirm that the small business goal of 51% is 51% of the value of the subcontracted work and not 51% of the value of the prime contractor's contract.**

Confirmed

**10. If the offeror is composed of a joint venture, will the experience/past performance of the individual companies be acceptable and evaluated.**

Yes.

**11. Will there be an economic price adjustment clause in the proposed procurement for increases in commodities?**

Given the current economic environment, the Government does not currently plan to use an escalation clause in this procurement. However, the Government will continue to monitor economic conditions to determine at a later date if such a clause is warranted.

**12. Will higher levels of self-performed work be rated more favorably?**

**Yes. The prime contractors are likely to be rated higher for self-performed work in the areas of steel framing and/or concrete construction for structural systems.**

**13. Confirm that a properly signed letter of commitment to execute a joint venture, limited liability company, or other teaming arrangement upon award of contract will be acceptable at the time of proposal submission.**

The solicitation will require a copy of the Joint Venture as part of the proposal and not a letter of intent as there is risk in the possibility of the parties not having reached an agreement by the time of the award.

**14. What issues should the government consider in phasing and contracting the construction in the most efficient manner?** It was suggested that the Government break the project into separate smaller projects and issue contracts for stand alone buildings and parking garages in order to manage site logistics. Given site and schedule constraints, a single procurement for the campus would allow for better coordination of

construction activities and more opportunities to fast track construction. However, the Government will continue to look for separate projects that can be set aside for small businesses. The Government would welcome any approaches that would include single phasing with incremental completion of facilities. It was also suggested that specialized structural precast be used for parking garages or a mix of reinforced concrete and structural steel designs be used to minimize impacts on material and labor. The Government would consider such approaches if proposed.

**15. What can the government do to make it easier to get sufficient manpower on site when needed?** It was suggested that the work be phased equally over the construction period to alleviate large spikes in manpower needs and provide adequate parking and easy access on and off the site. The Government would consider any phasing options proposed. The Government shall identify potential parking and staging areas near or on site, as well as existing and proposed access points on and off EPG in a site logistics plan. This plan shall be provided as a part of the Phase II RFP.

**16. What can the government do to make it easier to get sufficient material/equipment on site when needed?** Several respondents suggested providing a large storage area adjacent to the construction zones and sufficient lay down areas. It was also suggested that the Government allow the release of long lead time materials for fabrication prior to award of the construction work. The Government shall identify access points on and off EPG and potential parking and staging areas in the Phase II RFP. **The FAR regulations prohibit the Government from authorizing offerers to make procurement commitments prior to the award of a contract.**

**17. What can the government do to make it easier to get onto and off of Engineer Proving Ground, Fort Belvoir, VA?** Several respondents suggested providing off base parking and a shuttle bus from the security point to the construction site. Some suggested that the Government pre-approve supplier for quick passage through security access points and allow for multiple entrances and driving lanes to and from site. The Government shall identify potential parking areas and proposed access points in the aforementioned site logistics plan. However, the general contractor shall be responsible for identifying any additional parking areas. If so desired, the contractor would be responsible for arranging for shuttle bus service for crew. The Government is currently evaluating ways to quickly get both personnel and vehicles through site security access points.

**18. Due to the size and unique nature of this project, request an increase in timeframe for projects completed for the submission requirements for specialized experience and past performance.** Offerers will be allowed to submit projects completed within eight (8) years of the issue date for the RFP instead of five years. The page limit for identifying the proposed organization and technical approach has been increased from 10 pages to 15. In addition, the offerers shall include resumes for key specialty consultants, such as IT, electronic security, and food service or ATFP consultants.

19. Is the Government considering any incentives? Yes. The Government reserves the right to implement an Award Fee.

**20. We intend to submit proposals on several of the large projects planned by the Corps of Engineers. However, based on our available management resources we can only construct one of the projects. If we are awarded one of the projects will we be permitted to withdraw our proposals submitted on the other projects without penalty to our bid bond or company reputation?**

We are interested in having the best firm construct each project. We will view firms who have received one major award and desiring to withdraw from the other solicitations prior to award as exercising sound business judgment in their desire to have excellent performance on one project as opposed to average or poor performance on two projects. We will not pursue the bid bond of firms that withdraw their proposal prior to award.